

IN RE: PETITION FOR ADMINISTRATIVE \* BEFORE THE  
ZONING VARIANCE \* ZONING COMMISSIONER  
cor. S/S Park Place and W/S \* OF BALTIMORE COUNTY  
Cedar Drive \* Case No. 96-44-A  
2531 Cedar Drive  
1st Election District  
2nd Councilmanic District  
Marian Brown  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Marian Brown for that property known as 2531 Cedar Drive in the Larchmont subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an 18 ft. side street setback in lieu of 25 ft., for a sunroom on the existing deck. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

MICROFILMED


ORDER RECORDED FOR FILING  
Date 9/11/96  
By M. J. [Signature]

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of September, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an 18 ft. side street setback, in lieu of 25 ft., for a sunroom on the existing deck, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING  
Date 9/11/95  
By M. Good

0000000000

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mrs. Marian Brown  
2531 Cedar Drive  
Baltimore, Maryland 21207

RE: Petition for Administrative Variance  
Case No. 96-44-A  
Property: 2531 Cedar Drive

Dear Mrs. Brown:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2531 CEDAR DR  
address  
BALTIMORE MD 21207  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The existing deck is 20' from the side road & in order to get full recreation & enjoyment as well as living space from it, the owner would like to construct a three season sun room on the deck.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Marian Brown  
(signature)  
Marian Brown  
(type or print name)  
city



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17<sup>th</sup> day of July, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Marian Brown

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

Vieta K. McGonnan  
NOTARY PUBLIC

My Commission Expires:

VIETTA K. McGRONAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires March 2, 1999

MICROFILMED



# Petition for Administrative Variance

96-44-A

## to the Zoning Commissioner of Baltimore County

for the property located at

2531 CEDAR DR.

which is presently zoned

RS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 to permit an 18' side street setback in lieu of 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

NEED A 25' SETBACK  
& HAVE A 20'  
SETBACK

~~THE EXISTING DECK IS 20' FROM THE SIDE ROAD  
AND IN ORDER TO GET FULL RECREATION AND ENJOYMENT  
AS WELL AS LEAVING SPACE FROM IT, THE OWNER  
WOULD LIKE TO CONSTRUCT A THREE SEASON  
SUNROOM ON THE DECK.~~

(SEE  
REVERSE  
SIDE)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

MARIAN BROWN  
(Type or Print Name)

X Marian Brown  
Signature

2531 CEDAR DR.  
Address

BALT. MD. 21207  
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

MARIAN BROWN  
(Type or Print Name)

Marian Brown  
Signature

MARIAN BROWN  
(Type or Print Name)

Signature

2531 CEDAR DR.  
Address

BALT. MD. 21207  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: MDK

DATE: 8/3/95

ESTIMATED POSTING DATE: 8/13/95



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 49

Zoning Description for 2531 Cedar Drive

96-44-A

Beginning at a point on the south side of Park Place which is 40' wide at the distance of 25 feet ~~west~~ the center line of the nearest improved intersecting street, Cedar Street, which is 50' wide. Being lot #36 in the subdivision of Larchmont as recorded in Baltimore County plat book #12, Folio #85 containing 5300 SF plus or minus. Also known as 2531 Cedar Drive.

# 49

1996-12-18 10:11 AM

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

no.

004846

DATE 8/2/95

96-44-A

ACCOUNT 01-615

Item: 49

By: MMK

Brown, Marian - 2531 Cedar Drive

AMOUNT

\$ 85.00

RECEIVED

FROM:

Appleby Systems, Inc

010 - Admin Var. - \$ 50.00

030 - 1 sign post - \$ 35.00

FOR:

\$ 85.00

01A01H0106MICHRC

BA C009:36AM08-03-95

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

*96-44-A*

District *15T*

Date of Posting *8/19/95*

Posted for: *Variances*

Petitioner: *Marion Brown*

Location of property: *2531 Cedar Dr. Apt. 3/S*

Location of Signs: *Facing road way on property being zoned*

Remarks: \_\_\_\_\_

Posted by *M. H. [Signature]*  
Signature

Date of return: *8/25/95*

Number of Signs: *1*



**MICROFILMED**



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 49

Petitioner: Marvin Brown

Location: 2531 Cedar Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Appleby Systems

ADDRESS: 1585 Sulfur Spring Rd  
Belt Md 21227

PHONE NUMBER: 410 242 5970

AJ:ggs

(Revised 04/09/93)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**COPY**

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-44-A (Item 49)  
2531 Cedar Drive  
corner S/S Park Place and W/S Cedar Drive  
1st Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Marian Brown





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 28, 1995

Ms. Marian Brown  
2531 Cedar Drive  
Baltimore, Maryland 21207

RE: Item No.: 49  
Case No.: 96-44-A  
Petitioner: M. Brown

Dear Ms. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: August 22, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief      *RWB/DK*  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for August 21, 1995  
Items 044, 046, 047, 048, 049, 051, 053 and 054

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw

5/2/95



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-8-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 049 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51,  
53, and 54. <sup>9</sup>

If there should be any further questions or if this office can provide additional  
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Bens

PK/JL

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43,44,45,46,48,49,50,  
51,52,53 AND 54.

10

RECEIVED

AUG 11 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F



cc: File

~~SCALE 1"=20'~~



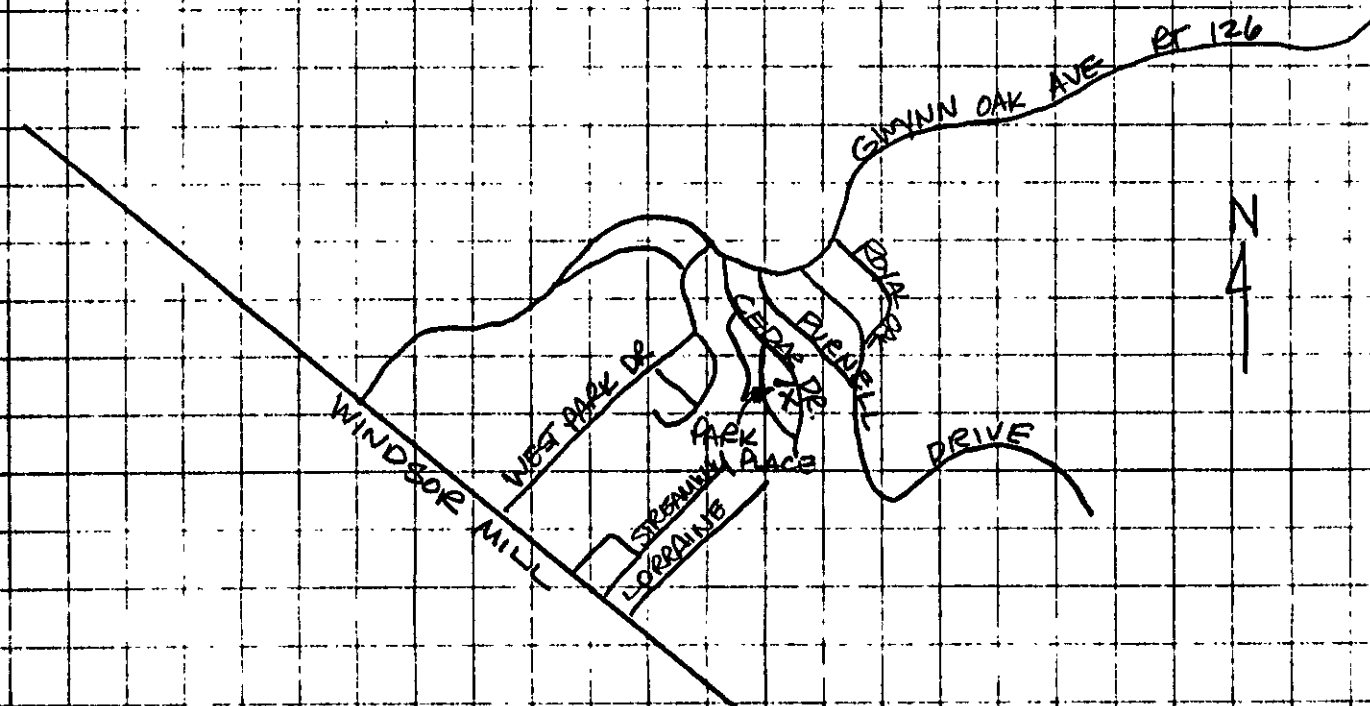
96-44-A

$$l'' = 20'$$

JOY MANDEL

12





MARIAN BROWN  
2531 CEDAR DRIVE  
BALT, MD.

MICROFILMED



Brown

96-44-A



Brown



Brown

# 49







PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	GWYNN OAK WOODLAWN	N.W. 3-E # 49
DATE OF PHOTOGRAPHY JANUARY 1986		

96-44-A









PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
GWYNN OAK  
WOODLAWN

SHEET  
NW  
3-E  
# 49

96-44-A



IN RE: PETITION FOR ADMINISTRATIVE  
ZONING VARIANCE  
cor. S/S Park Place and W/S  
Cedar Drive  
2531 Cedar Drive  
1st Election District  
2nd Councilmanic District  
Marian Brown  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-44-A  
\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Marian Brown for that property known as 2531 Cedar Drive in the Larchmont subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an 18 ft. side street setback in lieu of 25 ft., for a sunroom on the existing deck. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an 18 ft. side street setback, in lieu of 25 ft., for a sunroom on the existing deck, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mm

ORDER RECEIVED FOR FILING  
Date By

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning  
Suite 112, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mrs. Marian Brown  
2531 Cedar Drive  
Baltimore, Maryland 21207

RE: Petition for Administrative Variance  
Case No. 96-44-A  
Property: 2531 Cedar Drive

Dear Mrs. Brown:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very Truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mm  
encl.



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2531 CEDAR DR  
which is presently zoned R2S-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 of the Baltimore County Zoning Regulations to permit an 18' side street setback in lieu of 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

NB: 25' SETBACK & HAVE 20' SETBACK  
(See reverse side)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
Marian Brown  
(Type or Print Name)  
Signature  
2531 CEDAR DR  
BALTIMORE MD 21207  
City State Zip Code  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
2531 CEDAR DR 40944-6354  
Address  
BALTIMORE MD 21207  
City State Zip Code  
Name Address and phone number of representative to be contacted  
Name Address Phone No.

A Public Hearing having been requested and/or found to be required by the Zoning Commissioner of Baltimore County, this day of September 1995, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be rezoned.

REVIEWED BY: JML DATE: 8/2/95  
ESTIMATED POSTING DATE: 8/13/95  
ITEM #: 49

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 2531 CEDAR DR  
BALTIMORE MD 21207  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hearing or practical difficulty)

The existing deck is 20' from the side road & in order to get full recreation & enjoyment as well as living space from it, the owner would like to construct a three season sun room on the deck.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Marian Brown  
(Signature)  
Marian Brown  
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:  
I HEREBY CERTIFY, this 12th day of July 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
Marian Brown

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

Notary Public  
My Commission Expires March 2, 1999

Zoning Description for 2531 Cedar Drive

96-44-A

Beginning at a point on the south side of Park Place which is 40' wide at the distance of 25 feet from the center line of the nearest improved intersecting street, Cedar Street, which is 50' wide. Being lot #36 in the subdivision of Larchmont as recorded in Baltimore County plat book #12, Folio #85 containing 5300 SF plus or minus. Also known as 2531 Cedar Drive.

# 49

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 96-44-A Towson, Maryland

District: 1ST  
Posted for: Variance  
Petitioner: Marian Brown  
Location of property: 2531 Cedar Drive, 96-44-A  
Location of Sign: Being road way on property being zoned  
Remarks:  
Posted by: [Signature]  
Number of Signs: 1  
Date of Posting: 8/1/95  
Date of return: 8/15/95

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 8/1/95  
INVOICE NO: 49  
BY: JML  
Bills, Marian - 2531 Cedar Drive  
RECEIVED: Appleby Systems, Inc.  
FROM: Appleby Systems, Inc. - \$ 500.00  
\$20 - 1 sign fee - \$ 35.00  
FOR: \$ 535.00  
01A0180106MTCRRC \$85.00  
6A 000736A008-03-95  
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:  
Item No.: 49  
Petitioner: Marian Brown  
Location: 2531 Cedar Drive  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Appleby Systems  
ADDRESS: 1585 Guilford Avenue, Rt 1  
Baltimore, MD 21207  
PHONE NUMBER: 410 242 5970

AJ:ggg

(Revised 04/09/93)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-44-A (Item 49)  
2531 Cedar Drive  
corner S/S Park Place and W/S Cedar Drive  
1st Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3393. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Marian Brown



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 28, 1995

Ms. Marian Brown  
2531 Cedar Drive  
Baltimore, Maryland 21207

RE: Item No.: 49  
Case No.: 96-44-A  
Petitioner: M. Brown

Dear Ms. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 22, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for August 21, 1995  
Items 044, 046, 047, 048, 049, 051, 053 and 054

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-8-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 049 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2259 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 8, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 26, 31, 32, 33, 34, 35, 36, 37, 38, 41, 43, 44, 45, 46, 48, 49, 50, 51, 53, and 54.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long  
Division Chief: Emily L. Pina

PK/JL

ITEM26/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/08/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 14, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 43, 44, 45, 46, 48, 49, 50, 51, 52, 53 AND 54.

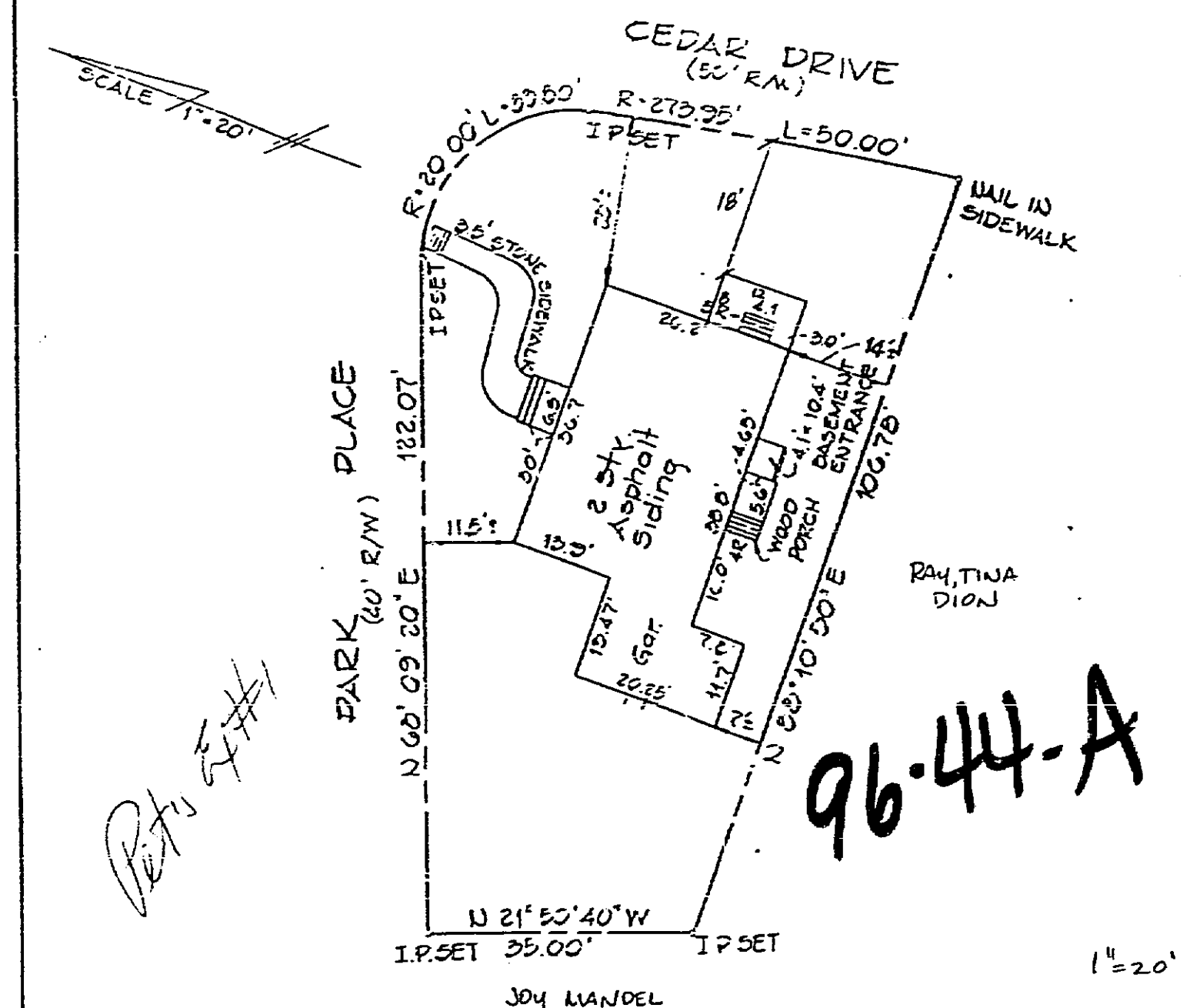
REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File  
Printed on Recycled Paper

RECEIVED  
AUG 11 1995

ZADM

PLAT TO ACCOMPANY PETITION FOR ADMINISTRATIVE  
VARIANCE



OWNER: MARIAN BROWN  
2531 CEDAR DR. LARCHMONT  
PLAT BOOK 12, FOLIO 85, LOT 36  
ELECTION DIST. - 1  
COUNCILMANIC DIST. - 2  
LOT SIZE 6200 SF / .122 ACRES  
2531 Cedar Drive, Lot 36 as shown on  
the revised Plat of LARCHMONT, Recorded in Plat Book 12, Folio 85, Baltimore County, Md.

This is to certify that I have surveyed the property known as: 2531 Cedar Drive, Lot 36 as shown on the revised Plat of LARCHMONT, Recorded in Plat Book 12, Folio 85, Baltimore County, Md. for the purpose of locating the improvements thereon, and the improvements are located as shown.

MARIAN BROWN  
2531 CEDAR DRIVE  
BALT, MD.



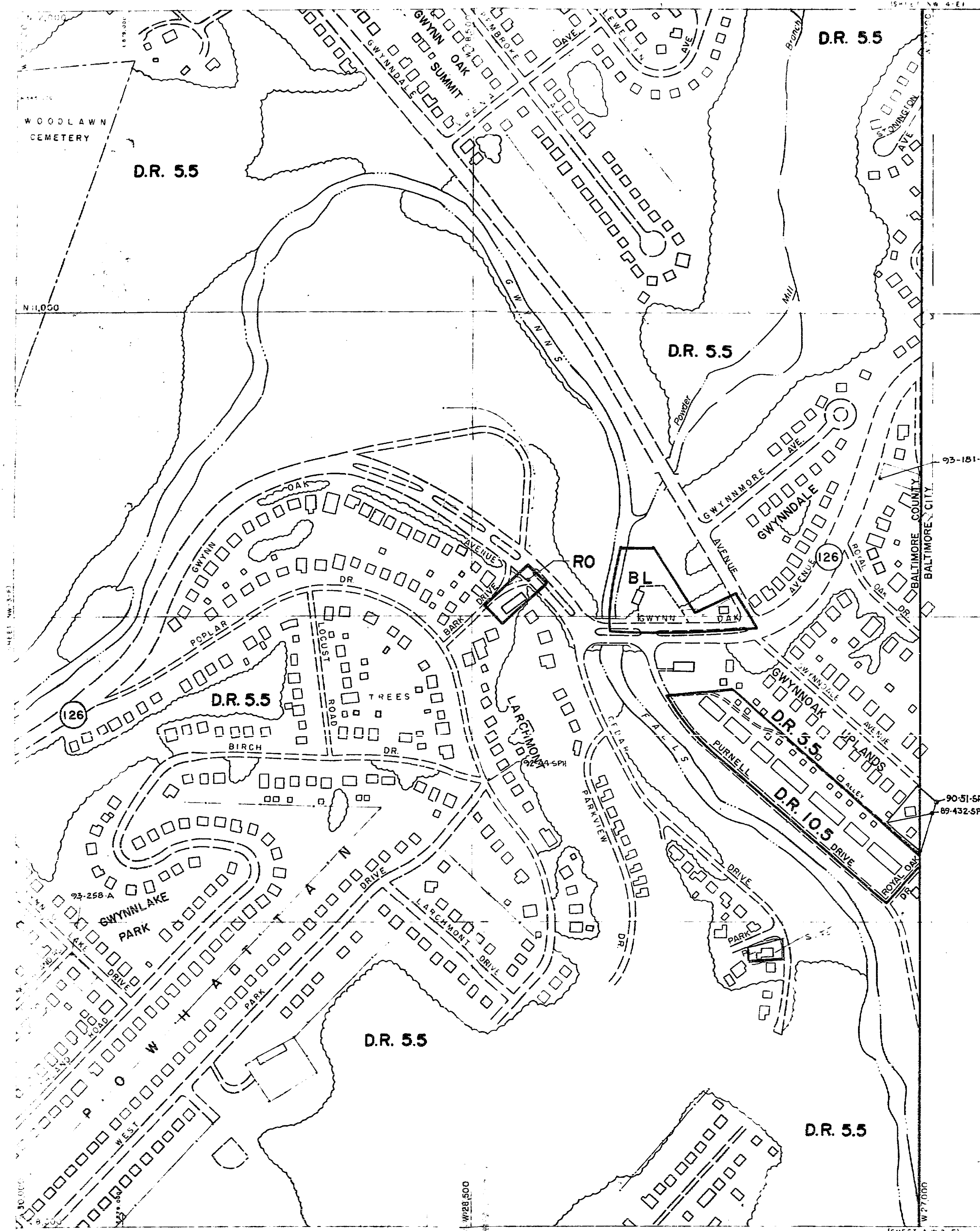


Photo 114-A



Photo



Photo

K-SW  
K-NW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William H. Howard*  
Baltimore County Council

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY

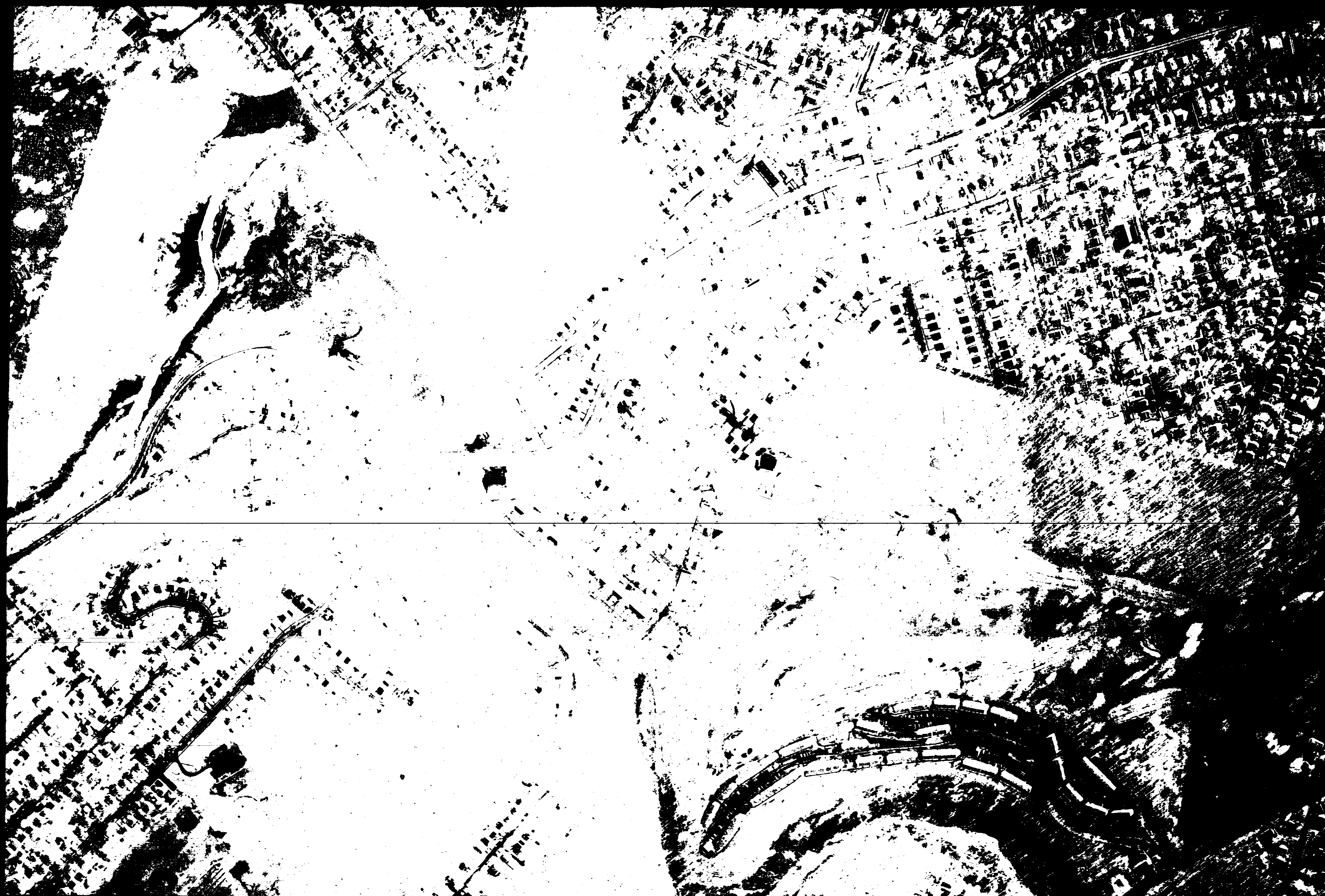
LOCATION  
GWYNN OAK  
WOODLAWN

SHEET  
N.W.  
3-2

96-44-A



A-44-96



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	GWYNN OAK	N.W.
DATE	WOODLAWN	3-E
OF		
PHOTOGRAPHY		
JANUARY		
1986		